

Housing Strategies Discussion

The next phase of the project is *Recommendation Development*. This intended outcome is a list of implementation-ready/actionable strategies and recommendations for public, Planning Commission and Council consideration using the information gathered in the project. The potential recommendations could include a range of policy and regulatory changes, specific to the comprehensive plan, zoning and development regulations, but can also be more holistic in identifying fiscal and financial policies, educational and relationship building strategies that together will support increased housing production and housing variety that better meet the needs of county residents.

The Project Advisory Group (PAG) will soon be discussing potential housing strategies to consider as recommendations. To assist the group in beginning the conversation and organizing a list, project staff is using guidance from the Washington State Department of Commerce (Commerce) to help frame and organize potential future strategies.

Commerce produced a guidance document to assist local governments in developing [Housing Action Plans](#). The document provides help on identifying and selecting housing strategies. It also describes a wide range of possible strategies that jurisdictions can consider to meet their housing action plan goals.

Project staff has taken Commerce's suggested housing strategy categories for the PAG to consider. The second page of this document includes Commerce's list of potential strategies. The proposed categories and strategy examples are meant to assist the PAG with an initial discussion on potential strategies. The PAG will use the information gathered through the Stakeholder Interview Summary, the Data and Analysis Report, and the Policy, Code, and Regulations Audit to determine recommendations specifically for the study area.

Types of Housing Strategies

The Commerce guidance includes these six categories of strategies to increase housing supply and diversity:

1. **Revising Zoning Standards:** Strategies for regulating building heights, density levels and permitted uses.
2. **Additional Regulatory Strategies:** These include adjusting other regulatory standards such as parking requirements, setbacks and design standards that can affect the feasibility of projects.
3. **Process Improvements:** Strategies to provide for a smoother, faster and/or more predictable permitting process for developers seeking to build housing that is consistent with jurisdictional goals. Many developers maintain that providing for predictability is the most important thing jurisdictions can do to encourage housing production. Therefore, jurisdictions should give particular attention to the value provided by discretionary processes such as design review and consider whether there are other ways to achieve similar goals.
4. **Housing Incentives:** Strategies to encourage and support multifamily and affordable housing development, particularly income-restricted affordable housing, such as fee waivers, multifamily tax exemptions or inclusionary zoning.
5. **Funding Options for Affordable Housing Development:** These are options for directly funding or subsidizing affordable housing production, including grants, loans and new revenue generation.
6. **Other Strategies:** Such as strategic infrastructure investments or programs to support homeowners with ADU financing, design, permitting and/or construction. Many strategies are most effective when implemented with the support of partners. Examples might include engaging a housing authority or other agency to help conduct annual affordability checks to ensure units with affordability covenants are still affordable.

Department of Commerce List of Potential Strategies for Housing Action Plans

This is a list of strategies provided by Commerce for increasing housing supply and diversity organized under the categories listed above. It also includes non-housing specific strategies to minimize and mitigate displacement (Economic Displacement, Cultural Displacement, and Physical Displacement strategies). This list is meant for discussion purposes only to assist the advisory group with options. Let us know if more information is needed.

Revising Zoning Strategies	Process Improvements
Z-1: Reduce Minimum Lot Sizes	P-1: SEPA Threshold Exemption
Z-2: Require a Minimum Density	P-2: SEPA Infill Exemption
Z-3: Upzone	P-3: Subarea Plan with Non-Project EIS
Z-4: Increase Building Height	P-4: Planned Action
Z-5: Integrate or Adjust FAR Standards	P-5: Protection from SEPA Appeals on Transportation Impacts
Z-5: Increase Allowed Housing Types	P-6: Permitting Process Streamlining
Z-6a: Cottage Housing	P-7: Subdivision Process Streamlining
Z-6b: Duplexes, Triplexes and Fourplexes	Affordable Housing Incentives
Z-6c: Townhouses	A-1: Multifamily Tax Exemption
Z-6d: Courtyard Apartments	A-2: Density Bonuses for Affordable Housing
Z-6e: Micro-housing	A-3: Alternative Development Standards for Affordable Housing
Z-7: Increase or Remove Density Limits	A-4: Fee Waivers for Affordable Housing
Z-8: Revise ADU Standards	A-5: Inclusionary Zoning
Z-9: Offer Density and/or Height Incentives for Desired Housing	Funding Options for Affordable Housing Development
Additional Regulatory Standards	F-1: Local Option Taxes, Fees and Levies
R-1: Reduce Off-Street Parking Requirements	F-2: Local Housing Trust Fund
R-2: Relax Ground Floor Retail Requirements	F-3: "Found Land": Surplus Land and Other Opportunities
R-3: Reduce Setbacks, Lot Coverage and/or Impervious Standards	F-4: Partner with Local Housing Providers
R-4: Adopt Design Standards	Other Strategies
R-5: Use a Form-Based Approach	O-1: Strategic Infrastructure Investment
R-6: PUD/PRD and Cluster Subdivisions	O-2: Simplify Land Use Designation Maps
R-7: Manufactured Home and Tiny House Communities	O-3: Local Programs to Help Build Missing Middle Housing
Economic Displacement Strategies	O-4: Strategic Marketing of Housing Incentives
ED-1: Community Land Trusts	O-5: Temporary Emergency Housing
ED-2: Need-based Rehabilitation Assistance	Physical Displacement Strategies
ED-3: Down Payment Assistance	PD-1: Strategic Acquisition and Financing of Existing Multifamily Development
ED-4: Property Tax Assistance Programs	PD-2: Support Third-party Purchases of Existing Affordable Housing
Cultural Displacement Strategies	PD-3: Notice of Intent to Sell / Sale Ordinance
CD-1: Grants/Loans to Directly Support Small Businesses	PD-4: Foreclosure Intervention Counseling
CD-2: Financing Ground Floor Commercial	PD-5: Mobile Home Park Preservation and Relocation Assistance
CD-3: Preservation Development Authorities (PDA) and Ports	PD-6: Mobile Home Park Conversion to Cooperative
CD-4: Commercial Community Land Trust	PD-7: Tenant Relocation Assistance
CD-5: Community Benefits/Development Agreements	PD-8: Just Cause Eviction Protections
CD-6: Micro-retail and Flexible Cultural Space Design	PD-9: "Right to Return" Policies for Promoting Home Ownership
CD-7: Business Incubators, Co-working Spaces and Artisan/Makers Spaces	PD-10: Regulation Short-term Rentals